

## Attachment 1

### *Staff Memo*

## **MEMO**

### ***Climate Action, Planning and Development***

**To:** Emilie K. Adin, Director, Climate Action, Planning and Development      **Date:** May 30, 2022

**From:** Jackie Teed, Senior Manager, Climate Action, Planning and Development      **File:** REZ00204

**Subject:** **Rezoning and Development Permit for Infill Townhouses: 102 – 128 East Eighth Avenue and 721 Cumberland Street – Preliminary Report**

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#### **RECOMMENDATION**

Staff recommends that the Director forward this memo and the following resolution to Council for consideration:

**THAT** Council instruct staff to process the proposed Zoning Bylaw Amendment and Development Permit applications for 102-128 East Eighth Avenue and 721 Cumberland Street as outlined in the Application Review Process and Next Steps section of this report.

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#### **PURPOSE**

To request the Director seek Council support for proceeding with processing a proposal for an infill townhouse development in the McBride-Sapperton neighbourhood.

#### **EXECUTIVE SUMMARY**

Rezoning and Development Permit applications have been received for a 55 unit infill townhouse development for 10 properties located at 102-128 East Eighth Avenue and 721 Cumberland Street. The development is proposed to consist of units that are two or two and a half storeys in height, with a total Floor Space Ratio (FSR) of 1.0 across eight buildings. Off-street parking spaces would be located in an underground parkade.

## **BACKGROUND**

### **Land Use and Planning Committee Review**

The applications were presented to the Land Use and Planning Committee (LUPC) for discussion and feedback in April 2021. The LUPC referred the proposal back to staff, recommending that the applicant reduce the number of parking spaces, increase accessibility, and continue to focus on enhancing the public realm.

The April 26, 2021 LUPC report and meeting minutes can be accessed on the City's website via the following links:

- [Report](#) (starting on p. 8)
- [Meeting Minutes](#)

### **Policy and Regulations**

The subject properties are designated Residential – Ground Oriented Infill Housing (RGO) and zoned Single Detached Residential (RS-1). A summary of these and other related City policies and regulations is included in Attachment 3.

### **Site Characteristics and Context**

The subject site, which includes 10 properties, is located in the McBride-Sapperton neighbourhood. It is situated on the south side of East Eighth Avenue between Cumberland Street and York Street. The lots have an approximate combined area of 6,410.6 sq. m. (69,003.3 sq. ft.). The site has a fairly steep gradient, with a difference of approximately 17 m. (55 ft.) from the high end at the north-east corner sloping down toward Cumberland Street and the rear lane at the south-west corner (approximately 11% diagonal slope and 8% horizontal slope). Similar to neighbouring residential lots, the subject properties currently contain single detached dwellings ranging from the mid-1940s to late 1950s.

The properties to the north across East Eighth Avenue are also designated (RGO) Residential – Ground Oriented Infill Housing, while those to the east, south, and west are designated (RD) Residential – Detached and Semi-Detached Housing. The site is located one block from the Justice Institute of BC. The təməsew'txw Aquatic and Community Centre is located approximately two blocks to the south. A site context map is shown as Figure 1.



Figure 1. Site Context Map

## Proximity to Transit and Cycling Networks

East Eighth Avenue is a designated truck route with time of day restrictions and a future Frequent Transit Network route, while York Street and the segment of Cumberland Street along the site frontage are local roads. All three street frontages have existing sidewalks. The Crosstown Greenway, comprising a shared road for vehicles and bicycles, is located two blocks south-east on East Seventh Avenue. The site's proximity to transit service is highlighted in Table 1. There are currently no dedicated car share services within the immediate area of the subject site.

Table 1: Proximity to Transit Service

Transit Facility	Distance
<ul style="list-style-type: none"> <li><b>Bus #128</b> (Braid Station / 22<sup>nd</sup> Street Station)</li> <li><b>Bus #105</b> (Uptown / New Westminster Station)</li> </ul>	<ul style="list-style-type: none"> <li>Eastbound bus stop on East Eighth Avenue in front of subject site; 80 m. (262 ft.) to westbound bus stop</li> <li>60 m. (197 ft.) to southbound bus stop on Cumberland Street; 80 m. (262 ft.) to westbound bus stop on East Eighth Avenue</li> </ul>
<ul style="list-style-type: none"> <li><b>SkyTrain Station</b> (Sapperton Station)</li> </ul>	<ul style="list-style-type: none"> <li>1.3 km. (0.8 mi.)</li> </ul>

## PROJECT DESCRIPTION

The proposed development consists of eight buildings containing 55 infill townhouse units with two or two and a half storeys. The buildings would be oriented parallel to East Eighth Avenue on both sides of a central pedestrian courtyard. Drawings show an overall density of 1.0 Floor Space Ratio (FSR), allocated between an above grade FSR of 0.83 and a below grade FSR of 0.17. Proposed unit sizes range from approximately

94.3 sq. m. (1,014.8 sq. ft.) to 126.8 sq. m. (1,364.6 sq. ft.), with most of the units (three bedrooms) falling between 112.6 sq. m. (1,212.1 sq. ft.) and 118.1 sq. m. (1,271.6 sq. ft.).

The applicant is proposing 93 off-street parking spaces, which include 86 resident stalls and six visitor stalls within a one and a half level underground parkade, and a surface loading space off the lane. An elevator would connect the underground parking to the central courtyard and street levels.

A total of 69 long term bicycle parking spaces are proposed within the parkade, along with short term bicycle parking spaces at both ends of the central courtyard (six total).

Figure 2 shows a couple of sample renderings with views from East Eighth Avenue. The applicant's project summary letter and select drawings are included as Attachment 2, and a project statistics table is provided in Attachment 3.



*Figure 2. Sample renderings*

## **DISCUSSION**

### **On-Site Parking**

The earlier proposal presented to the Land Use and Planning Commission (LUPC) included 108 off-street parking spaces. In response to LUPC feedback, the applicant has reduced the number of stalls to 93 (86 for residents, six for visitors, one for loading). Although this is still higher than the 61 stalls (55 for residents and six for visitors) that would be required for the project under the infill townhouse parking rate, the applicant

has indicated that their current proposed parking is similar to the zoning requirements for multiple dwelling units with three or more bedrooms.

Visitor parking spaces previously proposed as surface parking have been relocated into the underground parkade. The current proposal also includes a surface loading space, intended to facilitate residential loading and garbage pick-up. The parkade now incorporates proposed storage units for residents as well.

Certain components needing further verification with the applicant as part of the review process include, but are not limited to, confirmation of height clearances of parking spaces and drive aisles, and turn path diagrams for the parkade ramp.

### **On-Site Accessibility**

While recognizing that the overall site has a significant slope, the applicant has made some further adjustments to the proposal from an accessibility perspective. These include relocating the visitor stalls and the garbage room into the parkade, designing the eastern end unit of Building 8 as an adaptable unit, and proposing barrier free access from either the street or the lane for 33 units. While the applicant noted that the overall number of stairs could not be reduced due to the steep nature of the site, they have revised the stepping to provide barrier free access from the elevator at the courtyard level to the two western units of Building 7 (compared to zero units in the earlier proposal).

### **Open Space and Trees**

As the provision of functional private open space was still fairly limited and to ensure that private open space requirements under the Infill Townhouse and Rowhouse Development Permit Area guidelines are met, the applicant has now shifted the central pedestrian pathway further south to increase the amount of contiguous usable open space especially for the front units.

Regarding proposed trees, arborist staff noted that there are further opportunities to achieve greater diversity and resiliency. Staff and the New Westminster Design Panel will undertake further review on the design, functionality, and aesthetics of landscaping and outdoor space for the proposed development during the application review process.

### **APPLICATION REVIEW PROCESS AND NEXT STEPS**

The proposed Rezoning and Development Permit applications would be reviewed concurrently. The anticipated next steps in the application review process, consistent with the Interim Development Review Process endorsed by Council in response to the pandemic, include:

1. Internal circulation, review, and applicant revisions (ongoing);
2. Preliminary report to the Land Use and Planning Committee (April 26, 2021);



3. Preliminary report to Council (May 30, 2022) – **we are here**;
4. Applicant-led consultation, including dissemination of information to the relevant Residents Associations (Sapperton and Massey Victory Heights);
5. Presentation to the New Westminster Design Panel;
6. City-led consultation;
7. Council consideration of First and Second Readings of proposed Zoning Amendment Bylaw and whether to schedule or waive the Public Hearing;
8. Public Hearing (if scheduled) and Council consideration of Third Reading of proposed Zoning Amendment Bylaw;
9. Applicant addresses adoption requirements;
10. Council consideration of adoption of proposed Zoning Amendment Bylaw;
11. Issuance of Development Permit by Director of Climate Action, Planning and Development.

### **INTERDEPARTMENTAL LIAISON**

The City has a team-based approach for reviewing development applications. The project is being reviewed by staff from various departments, including Climate Action, Planning and Development; Engineering Services; Parks and Recreation; and Electrical Operations.

### **OPTIONS**

The following options are offered for Council's consideration:

1. That Council instruct staff to process the proposed Zoning Bylaw Amendment and Development Permit applications for 102-128 East Eighth Avenue and 721 Cumberland Street as outlined in the Application Review Process and Next Steps section of this report.
2. That Council provide staff with alternative direction.

Staff recommends Option 1.

### **APPROVALS**

This memo was prepared by:  
Dilys Huang, Development Planner

This memo was approved by:  
Jackie Teed, Senior Manager, Climate Action, Planning and Development